



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Planning Board Approved Minutes

October 26, 2016

7:00 pm at Community Development Room

3 No. Lowell Road

Chairman Paul Gosselin, present

Margaret Crisler, present

Dan Guttman, excused

Kathleen DiFrusia (alternate), present (seated for Mr. Guttman)

Matt Rounds (alternate), excused

Gabe Toubia (alternate), excused

Ross McLeod, Board of Selectmen representative, present

Jennifer Simmons, Board of Selectmen alternate, excused

Vice Chair Kristi St. Laurent, present

Alan Carpenter, present

Ruth-Ellen Post, present

Staff:

Dick Gregory, Planning Director

Anitra Brodeur, Minute Taker

Public Meeting

Village Center Properties LLC, request to start excavation pending DOT approval

The applicant has requested that the Town allow the applicant to begin work on their site.

A motion was made by Mr. Carpenter to approve the request as submitted to allow the applicant to go on with excavation pending their DOT permits and should they not be received in an appropriate time frame, the town will use the sum of \$44,390 to recover the site. Seconded by Ms. Post.

The applicant will submit \$44,390 bond to commence work. If the DOT does not approve the driveway permit, the site will be recovered to its original state.

Mr. Gregory stated that the Planning board could, indeed, accept the money after Mr. McLeod asked if it was possible for the Planning board to receive funds.

Vote 7-0. Motion passes.

Public Hearing

Case 2015-35 (Lot 18-L-300 & 201) Gateway Park, 55 & 67 Range Road, Final Major Site Plan/Final Housing for Older Persons/Major Watershed Application

This case is continued from October 5, 2015

This application has been submitted by The Dubai Group, Inc. on behalf of Angle Wood Pond Realty Trust, Inc. & Duck Pond Realty Trust. This property is in the Professional, Business & Technology (PBT), Residence A and Cobbett's Pond & Canobie Lake Watershed Protection Districts.

The Applicant is proposing to develop this 32 acre site into a mixed use development of offices, restaurants, medical facilities, spas and fitness centers, retail, commercial service, Housing for Older Persons and an integrated park.

Mr. Gregory has no comments at this time.

Mr. Guttman, via email, shared his comments. He stated that the site walk was insightful and he clearly understood the lay out of the plan. He hopes the old growth trees will be kept. He wishes to commend Mr. Dubay for his work on the project.

Mr. Karl Dubay addressed the Board. He wished to thank the Board for attending the rainy site walk. There are no changes to the plans before the Board. Mr. Dubay mentioned the landscape buffering. He stated he would be providing more than what is required for the abutters.

Mr. Randy Knowles addressed the Board to review the changes to the landscape design. He reviewed the buffer plan that was given to the Board tonight but was also in the original packet. Mature trees will be retained wherever possible. There will be buffering between the buildings as well. He reviewed the drought tolerate, native species that will be installed. Mr. Knowles reviewed the "Required Buffer" on the plan as well as the "Additional Planting Strip at Top of Slope". He also reviewed the species in the Additional Planting Area along with a visual of what the planting would look like in relation to the proposed buildings.

Mr. Carpenter appreciated Mr. Knowles concise delivery of the detailed landscape plan. Mr. Carpenter asked what road abuts the proposed residences; the road is Lakewood Road. Mr. Carpenter asked how much irrigation would be needed. Mr. Knowles stated that these species "sleep, creep, and then leap" meaning that they will need irrigation the first year and will not need additional watering after that.

Ms. Crisler has concerns around the plantings. She is concerned about the height of the white pine. She is also concerned that some of the plantings require full sun and the lot may be heavily wooded. Chairman Gosselin asked, on behalf of Mr. Guttman where the mature trees were located and how Mr. Knowles plans to retain them. Mr. Knowles stated that walkways have been moved to preserve them. Additionally, there is a row of mature trees between the proposed office building and the proposed residences as a buffer. Mr. Dubay stated that the bull pines also have poison ivy all over them as well. Ms. DiFruscia asked what the residents on Lakewood Road would be able to see once the plantings were installed. The houses on Lakewood Road sit lower than the proposed buildings. The Board and applicant discussed how the topography in the area slopes towards the water. Ms. DiFruscia complimented Mr. Knowles on the plant choices.

The fence will sit at the edge of a large slope. There is no benefit to raising the height of the fence since the abutters sit lower than the proposed buildings and landscaping. Mr. Dubay reviewed the recharge area and drainage that would be added by the applicant to achieve a site that would have drainage "over and above" the treatment technologies required. Mr. Dubay stated he would be reaching out to the lake associations.

Mr. Dubay then discussed the traffic study being prepared for the Board. Ms. Crisler asked about a four-way intersection in this area. Mr. Dubay stated that the roundabout on the plan is a traffic feature that seeks to alleviate some of the traffic on the main road and as an attractive feature in the project. Mr. Dubay discussed the proposed traffic patterns presented in the traffic study.

Additionally, Mr. Carpenter discussed the option of an access road, which would allow a different traffic pattern. Mr. Dubay reviewed traffic pattern options if a connection were not allowed. Mr. MacLeod stated that the "not as yet named" road would have a Park and Ride on it. Mr. Carpenter stated that he thought the Planning Board should be trying to help the project and the abutters with the traffic flow in the area to assist in development. Vice Chair St. Laurent suggested that the Park and Ride area would be a great valet spot for the Gateway Park project buildings; she stated it was something to consider as the applicant looks at banked parking during the phases of the project.

Ms. Post wished to thank Mr. Dubay for the comprehensively laid out site walk. Ms. Post would also like to see better connectivity so that patrons can get back to Route 93. Both Ms. Post and Mr. Carpenter agree that a workshop might be a beneficial way to start a dialogue. Mr. Dubay stated that the state would soon be making a decision about the traffic light as to whether or not it will remain and in what form.

The Board would discuss Mr. Carpenter asked when phasing. Chairman Gosselin would like to open the discussion to the public first. Public comment was open at 7:55pm.

Mr. Dale Valvo, 31 West Shore Road addressed the Board. He also represents the Canobie Lake Protective Association. He wished to thank Mr. Dubay for all his efforts to accommodate the abutters. Mr. Valvo is concerned about the water quality in the lake and discussed some of the water test results he has been getting this season.

Ms. Betty Dunn addressed the Board to echo the sentiments of Mr. Valvo. Ms. Dunn is interested in the Board discussion regarding phasing and would like to see it addressed before construction begins.

Public comment was closed at 8:00pm.

Chairman Gosselin summarized the challenges around phasing. Mr. Carpenter suggested bringing forth the project in a phase manner before the Board. Mr. Dubay stated the applicant is looking for a conditional approval of the site plan with no plan for buildings at this time. Sheet G5 goes through every phase of the requirements. The Board discussed what Phase I of the project might look like. Mr. Dubay stated that the infrastructure would be the first approval. The second approval would be for the first phase of building projects.

Ms. DiFruscia asked if the locations of the buildings would change. Mr. Dubay stated that the building would change and some modification may occur but the buildings and uses would be situated in much the same way. The Board discussed how the parking and building configuration might change depending on use.

Chairman Gosselin would like the Board's opinion about traffic. Chairman Gosselin asked the Board if they felt a town traffic engineer would be necessary. Mr. Carpenter would like to look at resources that may help the Board. He would also like to contact Keach/Nordstrom to see if they are equipped to assist the Board. Mr. MacLeod stated that if the town hired a traffic engineer, the Board would likely be locked into the findings of that traffic consultant.

Mr. Dubay suggested that the Town touch base with the DOT. Chairman Gosselin stated that he does not think the Board feels the need to hire a traffic consultant at this time. Chairman Gosselin also asked Mr. Gregory to reach out to Keach/Nordstrom to make sure they are a firm that can handle such a large project.

Vice Chair St. Laurent stated that she has just reached out to the New Hampshire Planning Committee on behalf of the Board as well. Mr. Carpenter asked about the DOT traffic study presented to the Board of Selectmen. The study is a large document that can be made available to the Board. Mr. Gregory stated that the light would be turned back on per a letter sent from the Commissioner to the Board of Selectmen on an interim basis. The box that controls the light needs to be repaired first.

Chairman Gosselin stated that the Board would need some additional time and would like to discuss what an appropriate extension might be. Mr. Carpenter suggested a 60-day extension. The Board had discussion around a realistic timeline.

The applicant will need to submit a letter that approves that the hearing can be continued.

A motion was made by Ms. Crisler to continue the hearing to December 7th, 2016 at 7pm. Seconded by Mr. McLeod. Vote 7-0. Motion passes.

Chairman Gosselin reminded the Board that all discussions regarding revisions to minutes need to be made at a public meeting. Also, Chairman Gosselin would like the Board to be tracking their work process for warrant article items so that the agenda for meetings can be made well in advance.

Review and Approval of the minutes of October 12, 2016 were delayed until a future meeting.

Old/New Business

The Board discussed the email sent from Vice Chair St. Laurent to Attorney Campbell. Some Board members did not get Attorney Campbell's response. Mr. Gregory will email the response to all Board members. The Board would like to discuss the topic on November 9th.

The Board discussed the lengthy agenda for next week.

A motion was made by Mr. Carpenter to adjourn at 8:51pm. Seconded by Ms. DiFruscia. Vote 7-0. Motion passes.